Doc. #4500

MEMORANDUM

September 13, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-eight zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

Referral	Recommendation		
	Approval	Denial	Denial w/o Prejudice
Routine minor deviations	5	1	
Minor dwelling unit increases	8		
Major new housing; conversions			1
Roof-top additions			1
Parking; gas stations	2	1	1
Industrial; chemical storage	1		
Institutional	3		
Commercial; office; business	3	1	

A. We recommend approval of five minor deviations. Z-7128, 9 Jennett Avenue, West Roxbury, erect one-story addition to single family home. Z-7135, 8 Montmorenci Avenue, East Boston, erect family-room addition to single family home. Z-7155, 15-15A Round Hill Street, Jamaica Plain, extend and enclose porch single family home. Z-7195-7198, 48 Winship Street, Brighton, subdivide lot, legalize occupancy and ancillary parking. Z-7230, 17-19 Kinglsey Street, Allston, dormer on two-family home for bedroom. No objections raised by abutters.

B. We recommend approval for eight minor increases in number of dwelling units. No objections have been raised by the community on these cases.

1. Z-7123: 40 Jefferies Street, East Boston. Change store, two apartments to four apartments. Design review proviso.

2. Z-7127: 18 Magnolia Street, Dorchester. Legalize two family for owner occupancy. Design review proviso.

3. Z-7134: 26 Unity Street, Boston. Change four to five apartments, basement space. Design review proviso and requirement that rent controlled tenants be allowed to remain at existing rents.

4. Z-7161: 182 Kittredge Street, Roslindale. Erect one family dwelling and accessory two car garage. Design review proviso.

LA3/EEE/090784

5. Z-7178: 4 Harris Avenue, Jamaica Plain. Legalize two family dwelling, existing several years.

6. Z-7192: 42 Melrose Street, Boston. Change film exchange to two apartments - Bay Village Neighborhood Association supports. Design review proviso.

7. Z-7194: 28-30 Harrison Avenue, Boston. Change from office and clubhouse to four apartments, conversion of two vacant floors. Design review proviso.

8. Z-7232: 159 Dorchester Street, South Boston. Change from three to four apartments property vacant, vandalized, five damaged. Design review proviso.

C. We recommend approval for two gas station improvements. Z-7140: 103 Mt. Hope Street, Roslindale. For installation of three new underground gasoline storage tanks replacing obsolete tanks. No objections from abutter, and proviso to comply with Board of Appeal guidelines on gas stations. Z-7177: 90-100 Brighton Avenue, Allston. Replacement of obsolete underground storage tasks with three new modern tanks, proviso to comply with Board of Appeal guidelines.

D. We recommend approval of warehouse facility. Z-7132: 33-35 Bernett Street Jamaica Plain. To erect one story building for storage of new metal containers (pails, drums, cans). No response from community. Provisos for design review and use of building for storage only.

E. We recommend approval of three institutional uses. Z-7186: 410-412 Massachusetts Avenue, Boston. For change from cafe-social club to offices for Youth Enrichment Services. BRA designated YES developer. Design review proviso. Z-7193: 2 Fenway Plaza, Boston. Harvard Community Health Plan to increase capacity of its garage from 209 to 326 vehicles. Proviso that existing tax agreement reflect any increase in visitor parking. Z-7242: 118-122 Tremont Street, Boston. Northeastern University would have second floor space for evening classes primarily for workers in cove area. Design review proviso.

F. We recommend approval of three commercial uses. Z-7133: 112 Newbury Street, Boston. Essentially to legalize cafe-pastry takeout use existing two years. Back Bay Association supports. Z-7234: 740 Adams Street, Dorchester. Erect two additions to funeral home. No community response. Design review proviso. Z-7220: 48-50 Salem Street, Boston. For small take-out service (cooked fish) in fish market which has existed at site for fifty years.

G. We recommend denial of three cases:

1. Z-7148: 217 Spring Street, West Roxbury. Change from two family to one family and office. Elimination of residential unit for commercial use undesirable.

2. Z-7150: 360, North Street, Boston. Erect six story 350 car parking garage in middle of North End older residential area. Parking would be used primarily for new Waterfront condo developments. Use of site that would be more compatible with neighborhood would be desirable and appropriate. Considerable neighborhood opposition.

3. Z-7162: 25 Wolcott Street, Hyde Park. Outdoor storage of contractor's equipment would adversely impact residential abutters.

H. We recommend denial without prejudice or deferral of hearing on three cases:

1. Z-7131: 145-147 Kelton Street, Brighton. Convert auto body building to 67 apartments and parking. Proposal is appropriate for site, however, there are specific traffic, density, height, and construction process details that need to be addressed among developer, community and BRA. Mixed community response. Proponent is willing to ask Board of Appeal to defer hearing pending resolution of issues.

2. Z-7163: 38 Hanson Street, Boston. Erect greenhouse addition on roof. Work has already begun and a stop order was issued by I.S.D. Proponent needs to review plans with Neighborhood Association and South End Historical Society. Recommend denial without prejudice.

3. Z-7224: 691 Truman Parkway, Hyde Park. Use premises for dissmantling motor vehicles. Proponent needs to meet with Civic Association and abutters to address for noise control operational hours, and control of storage of used parts. Recommend denial without prejudice.

BOARD OF APPEAL REFERRALS

September 13, 1984

		Hearing	
1.	Z-7123	9/18/84	Joseph Dello Russo 40 Jeffries Street, East Boston
2.	Z-7127	9/18/84	Clarence E. Thorpe 18 Magnolia Street, Dorchester
3.	Z-7128	9/18/84	Stephen A. Wilson 9 Jennett Avenue, West Roxbury
4.	Z-7131	9/18/84	KLA Realty Trust 145-149 Kelton Street, Brighton
5.	Z-7132	9/18/84	G J G Realty Trust 33-35 Burnett Street, Jamaica Plain
6.	Z-7133	9/18/84	Studio Realty, Inc., and 112 Newbury Street, Inc. 112 Newbury Street, Boston
7.	Z-7134	9/18/84	The Tileston Street Realty Trust 26 Unity Street, Boston
8.	Z-7135	9/18/84	Frank A. Giuffre 8 Montmorenci Avenue, East Boston
9.	Z-7140	9/18/84	Amoco Oil Company 103 Mt. Hope Street, Roslindale
10.	Z-7150	9/25/84	North End Development Trust 360 North Street, Boston
11.	Z-7155	9/25/84	Manuel Ramos 15A-15 Round Hill Street, Jamaica Plain
12.	Z-7158	9/25/84	EPF Realty Trust 217 Spring Street, West Roxbury
13.	Z-7161	9/25/84	Paul Piccione 182 Kittredge Street, Roslindale
14.	Z-7162	9/25/84	Charles and Shirley DeRoma 25 Wolcott Street, Hyde Park
15.	Z-7163	9/25/84	Karl F. Downey 38 Hanson Street, Boston
16.	Z-7177	9/25/84	Gibbs Oil Co. 90-100 Brighton Avenue, Allston
17.	Z-7178	9/25/84	Peter Droege 4 Harris Avenue, Jamaica Plain
18.	Z-7186	9/18/84	Youth Enrichment Services 410-412 Massachusetts Avenue, Boston

		Hearing	
19.	Z-7192	9/18/84	Paul M. Richardson 42 Melrose Street, Boston
20.	Z-7193	9/18/84	Harvard Community Health Plan, Inc. 2 Fenway Plaza, Boston
21.	Z-7194	9/25/84	Jin Ho Yee 28-30 Harrison Avenue, Boston
22.	Z-7195-7198	9/25/84	Daniel A. Cocuzzo 41 Winship Street and 1-3 and 2-8 Chestnut Place, Brighton
23.	Z-7220	9/25/84	Josephine A. Rizzo 48-50 Salem Street, Boston
24.	Z-7224	9/25/84	Lewis Family Realty Trust 691 Truman Parkway, Hyde Park
25.	Z-7230	9/18/84	Timothy M. and Kathleen Norton 17-19 Kingsley Street, Allston
26.	Z-7232	9/25/84	Brion Tunney and Thomas Stephens 159 Dorchester Street, South Boston
27.	Z-7234	9/18/84	John J. O'Connor 740 Adams Street, Dorchester
28.	Z-7242	9/18/84	One Twenty Tremont Street Realty Trust 118-122 Tremont Street, Boston

MEMORANDUM September 13, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/18/84

Z-7123
Joseph Dello Russo
40 Jeffries Street, East Boston
at Sumner Street

Three-story structure

District(s): apartment H-1-40 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from two-family dwelling and store to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy would be compatible with residential character of neighborhood. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-7123, Joseph Dello Russo, 40 Jeffries Street, East Boston, for a forbidden use and three variances for change of occupancy from two apartments and store to four apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7123 40 JEFFRIES ST. EAST BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7127
Clarence E. Thorpe
18 Magnolia Street, Dorchester
near Lebanon Street

Vacant three-story structure.

District(s):			
apartment H-1	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Lot area and open space are insufficient.

No record of legal occupancy. Structure, purchased from City, will be rehabilitated for owner occupancy. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-7127, Clarence E. Thorpe, 18 Magnolia Street, Dorchester, for three variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. No record of legal occupancy. Vacant structure, purchased from City, will be rehabilitated for owner occupancy

Z-7127 18 MAGNOLIA ST. DORCHESTER

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7128
Stephen A. Wilson
9 Jennett Avenue, West Roxbury
near Potomac Street

1½-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.5		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Front and side yards are insufficient.

Roof addition will provide needed family space. Abutter supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7128, Stephen A. Wilson, 9 Jennett Avenue, West Roxbury, for two variances to erect one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7128 9 JENNETT AVE. WEST ROXBURY

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7131
KLA Realty Trust
145-149 Kelton Street, Brighton
near Commonwealth Avenue

One-story structure - 25,988 sq. ft. of land

District(s): apartment H-1, H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage to 67 apartments and private garage; erect six-story addition.

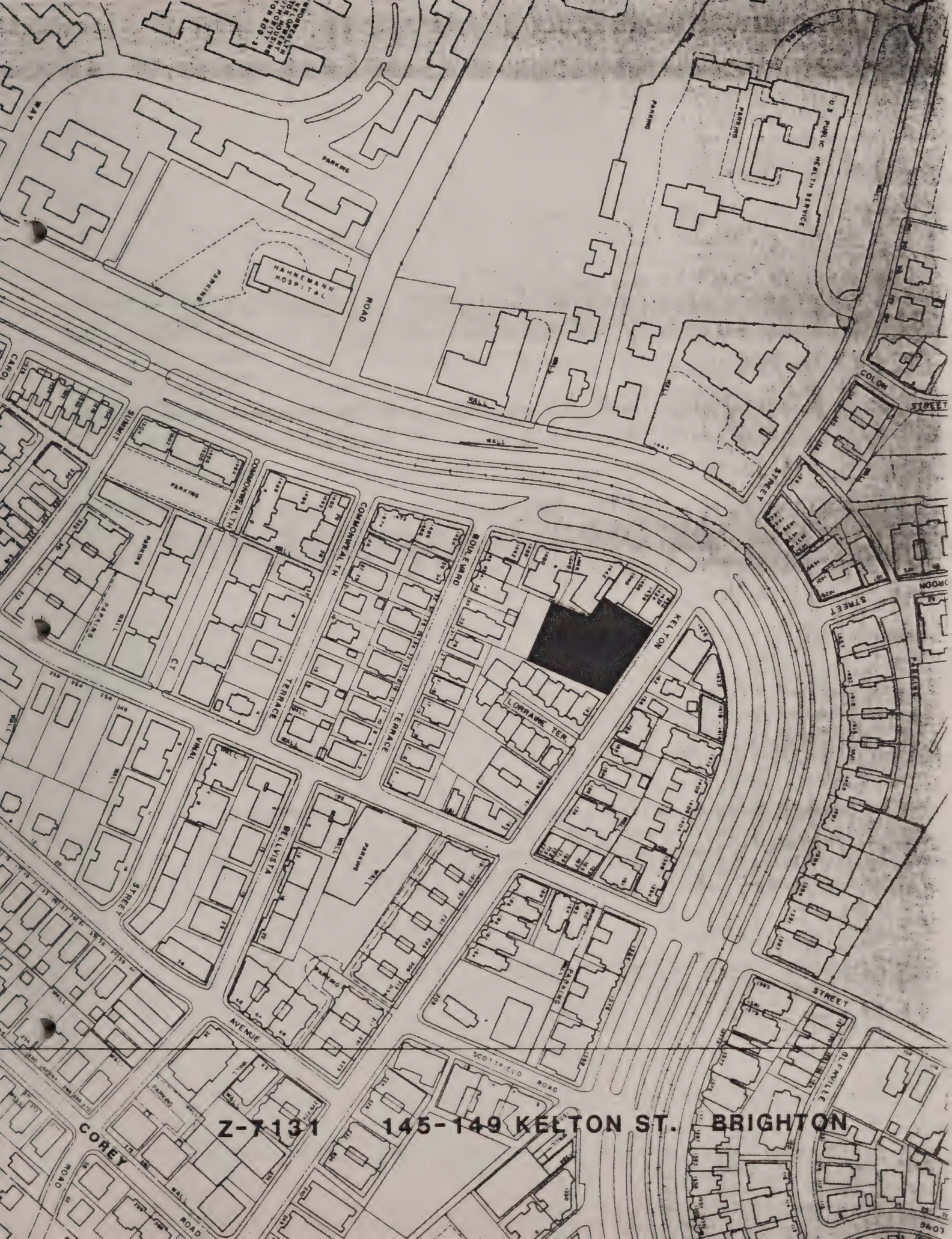
Violation(s):

Lot area, open space, side and rear yards, and setback of parapet are insufficient.

Floor area ratio is excessive.

A six-story, 67-unit apartment addition would be constructed over an existing auto body repair garage, which would be converted to a private garage for 83 cars. The proposed development has many merits in providing rental housing with adequate on-site parking. However, there are several aspects of the proposal that need to be resolved. Community response has been mixed. Major concerns are: shadows on residential property, egress, density, height, congestion, inconvenience and noise of construction process. Developer met with community September 12. Recommend Board of Appeal defer hearing while developer submits more detailed plans to Authority for parking, traffic, and design review.

VOTED: In reference to petition Z-7131, KLA Realty Trust, 145-149 Kelton Street, Brighton, for seven variances for change of occupancy from garage to 67 apartments and private garage in apartment and local business (H-1, H-2, and L-1) districts, the Boston Redevelopment Authority recommends deferral of public hearing while developer submits more detailed plans to Authority for traffic, parking, and design review. Rental housing with on-site parking has merit for site; however, there are the following concerns: shadows on residential property, egress, density, height, congestion, and inconvenience and noise of construction.


Z-7131 145-149 KELTON ST. BRIGHTON

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7132
G J G Realty Trust
33-35 Burnett Street, Jamaica Plain
near Washington Street

Commercial complex (Independent Packaging Inc.)

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-2

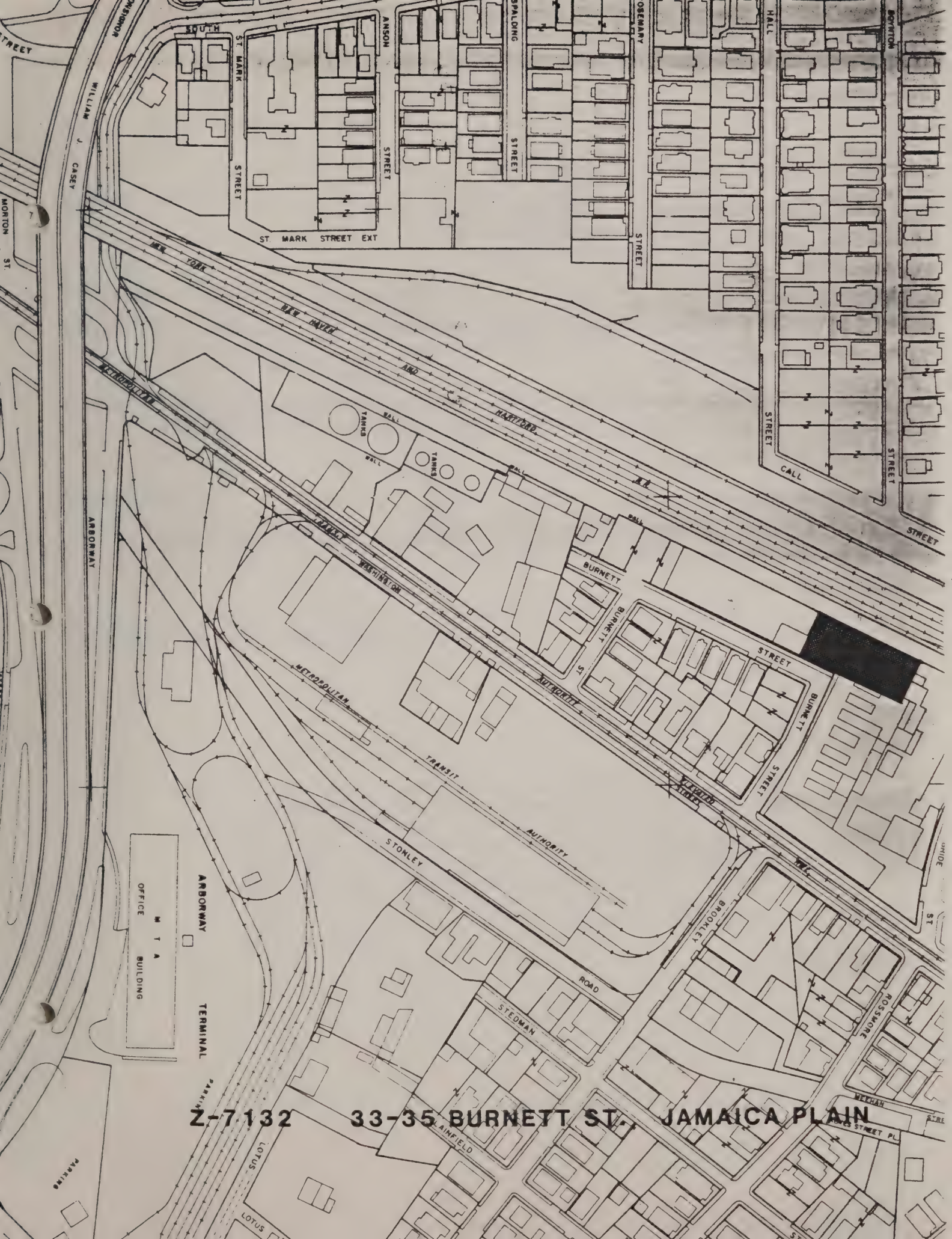
Purpose: erect one-story metal storage structure.

Violation(s):

Rear yard and setback of parapet are insufficient.

Area is mixed manufacturing, institutional (Jamaica Plain High School), local business, and residential. Building will be used for storage of empty metal containers - pails, drums, cans, etc. Recommend approval with provisos.

VOTED: In reference to petition Z-7132, G J G Realty Trust, 33-35 Burnett Street, Jamaica Plain, for two variances to erect one-story metal storage structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that building be used for storage purposes only; that plans be submitted to the Authority for design review approval.


Z-7132 33-35 BURNETT ST. JAMAICA PLAIN
ST. MARK STREET EXT
NEW YORK AND HARTFORD
NEW HAVEN
METROPOLITAN TRANSIT AUTHORITY
WASHINGTON STREET
BURNETT ST
BURNETT STREET
ARBORWAY
ARBORWAY TERMINAL
M T A OFFICE BUILDING
STONLEY ROAD
STEDMAN STREET
BROOKLEY ROAD
ROSSMORE
MEHAN STREET PL
AINFIELD
LOTUS
PARKING
WILLIAM J CASEY
MORTON ST
SOUTH ST. MARK STREET
ANSON STREET
SPALDING STREET
ROSEMARY STREET
HALL STREET
BOYNTON STREET
CALL STREET
TANKS
WALL

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7133
Studio Realty, Inc. / 112 Newbury Street, Inc.
112 Newbury Street, Boston
near Clarendon Street

Four-story structure

District(s): apartment_____ general business B-3-65 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from five apartments and two stores to five apartments, store, cafe, and retail catering.

Violation(s):

Retail catering and cafe are conditional uses.

Cafe-pastry take-out has existed for approximately two years. Back Bay Association supports. Recommend approval.

VOTED: In reference to petition Z-7133, Studio Realty, Inc., and 112 Newbury Street, Inc., 112 Newbury Street, Boston, for two conditional uses for change of occupancy from five apartments and two stores to five apartments, store, cafe, and retail catering in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Cafe-pastry take-out shop has existed for approximately two years. It is compatible with similar uses on street.

Z-7133 112 NEWBURY ST. BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7134
The Tileston Street Realty Trust
26 Unity Street, Boston
near Tileston Street

Four-story structure

District(s): apartment H-3 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Basement area will be rehabilitated for additional unit. Two other units are presently being improved. Recommend approval with provisos.

VOTED: In reference to petition Z-7134, The Tileston Street Street Realty Trust, 26 Unity Street, Boston, for a forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner make provisions for off-street parking; that the two tenants in existing rent-controlled units be allowed to remain as long as they desire at current rents.

Z-7134 26 UNITY ST. BOSTON
SALEM
HANOVER
COMMERCIAL
PLAYGROUND
CEMETERY
PVT JOHN DEFILIPPO PLAYGROUND
CHARTER STREET PLAYGROUND
PAUL REVERE MALL
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
ST. LEONARD'S R.C. CHURCH
ST. LEONARD'S MONASTARY
ST. ANTHONY'S R.C. SCHOOL
ST. MARY'S R.C. CHURCH
ST. MARY'S PARISH RECTORY
ST. MARY'S PAROCHIAL SCHOOL
ST. STEPHEN'S R.C. CHURCH
ST. JOHN'S GRAMMAR SCHOOL
CITY OF BOSTON HEALTH UNIT
BALDWIN PLACE
NOYES PLACE
SNOWHILL STREET
THATCHER ST.
MARGARET ST.
MICHELANGELO ST.
HENCHMAN STREET
GARDEN COURT ST.
NORTH SQUARE
NORTH MARGIN STREET
NORTH STREET
UNION WHARF
SARGENTS WHARF
EASTERN AVENUE
MARKET
WAREHOUSE
COLD STORAGE
BLDG.
PARKING
POLICE STATION
BATTERY MARCH
HANOVER STREET

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7135
Frank A. Giuffre
8 Montmorenci Avenue, East Boston
at Orient Avenue

Two-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.5		manufacturing_____

Purpose: erect two-story addition to left side of one-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Additional family space. Abutter supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7135, Frank A. Giuffre, 8 Montmorenci Avenue, East Boston, for two variances to erect a two-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7135 8 MONTMORENCI AVE. EAST BOSTON
BOARDMAN
GLADSTONE
LEYDEN
HIGHWAY
TENNIS COURTS
FAYWOOD
AVENUE
ORIENT
MONTMORENCI
DEVELOPMENT
BOSTON
HOUSING
AUTHORITY
VALLAR
ROAD
PARKING
WALDEMAR
ADLEY
STREET
BREED
TOWER
DRUMLIN
SEA VIEW
BEALHVIEW
CRESTWAY
BRADLEY

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7140
Amoco Oil Company
103 Mt. Hope Street, Roslindale
at American Legion Highway

Gas service station

District(s):					
apartment		general business		industrial	
residential		local business	L-.5	waterfront	
single family				manufacturing	

Purpose: install three new 10,000-gallon underground gasoline storage tanks; erect new pump islands, kiosk, canopy.

Violation(s):

Extension of conditional use.

Structure in required rear yard.

Station to be remodeled, eliminating existing service bays. Obsolete tanks will be replaced by new fiberglass tanks, increasing capacity from 20,000 to 30,000 gallons. Safety will be enhanced by installation of fire suppression and vapor recovery systems. Abutters have no objections. Recommend approval with provisos.

VOTED: In reference to petition Z-7140, Amoco Oil Company, 103 Mt. Hope Street, Roslindale, for a conditional use and a variance to install three new 10,000-gallon underground gasoline storage tanks and erect new pump islands, kiosk, and canopy in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that plans inclusive of landscaping and screening be submitted to the Authority for design review approval.

Z-7140 103 MT. HOPE ST. ROSLINDALE

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7150
North End Development Trust
360 North Street, Boston
at Harris Street

Parking lot - 19,985 square feet of land

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect six-story, 350-car parking garage.

Violation(s):

Parking garage is forbidden use.

Floor area ratio is excessive.

Front yard, corner visibility, side yard, and setback of parapet are insufficient.

Although residential parking is a strong need in this area, this site is inappropriate. Parking garage in the middle of this older predominantly residential neighborhood would service primarily new Waterfront condominium developments. Other uses of site serving immediate neighborhood may be more appropriate. Considerable neighborhood opposition. Recommend denial.

VOTED: In reference to petition Z-7150, North End Development Trust, 360 North Street, Boston, for a forbidden use and five variances to erect six-story, 350-car parking garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Although there is need for residential parking in Waterfront/North End area, this site is inappropriate. It is surrounded by densely populated older residential structures and St. Stephen's Church. Parking garage in middle of predominantly residential neighborhood would service primarily new Waterfront condominium developments and bring additional traffic onto local streets. Other uses such as affordable rental housing or mixed-use residential development may be more appropriate at this site. Considerable neighborhood opposition. Contrary to petitioner's statement in application brief, the Authority has not granted design review approval.

NORTH STREET
Commercial Street
HANOVER STREET
HENCHMAN STREET
CHARTER STREET PLAYGROUND
PLAYGROUND
CEMETERY
NORTH SQUARE
GARDEN COURT
CLARK
FLEET
BATTERY
MARCH
PARMENTER
MOON
SUN
LEWIS
ST. STEPHEN'S R.C. CHURCH
ST. JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART R.C. CHURCH
SEAMENS HOUSE
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
ST. ANTHONY'S R.C. SCHOOL
ST. LEONARD'S R.C. CHURCH
ST. LEONARD'S MONASTARY
CHRISTOPHER COLUMBUS AND JULIE BILLIART MEM. R.C. CENTRAL SUNDAY SCHOOL
CITY OF BOSTON BATH HOUSE
POWER STATION
PAUL REVERE MALL
EASTERN AVENUE
QUINCY MARKET COLD STORAGE AND WAREHOUSE
SARGENTS WHARF
UNION WHARF
UNION WHARF BLDG.
SOUTH STACK
NORTH STACK
FIRE BOAT DOCK
CITY WHARF
Z-7150 360 NORTH ST. BOS.

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Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7155
Manuel Ramos
15A-15 Round Hill Street, Jamaica Plain
near Arklow Street

2½-story structure

District(s):					
	apartment_____		general business_____		industrial_____
	residential R-.8		local business_____		waterfront_____
	single family_____				manufacturing_____

Purpose: extend and enclose existing porch.

Violation(s):

Rear yard is insufficient.

Proposal would provide new bedroom. Adequate (20 feet) rear yard will remain. Abutter supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7155, Manuel Ramos, 15A-15 Round Hill Street, Jamaica Plain, for variance to extend and enclose existing porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7155 15A-15 ROUND HILL ST. JAMAICA PLAIN

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7158
EPF Realty Trust
217 Spring Street, West Roxbury
near Moville Street

2½-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.5		manufacturing_____

Purpose: change occupancy from two-family dwelling to one-family dwelling and office.

Violation(s):

Office is forbidden use.

Parking not allowed in required front yard nor within five feet of side lot line.

Elimination of residential unit for office use is inappropriate and undesirable. Residential section of Spring Street should be preserved from commercial intrusion. Recommend denial.

VOTED: In reference to petition Z-7158, EPF Realty Trust, 217 Spring Street, West Roxbury, for a forbidden use and a variance for change of occupancy from two-family dwelling to one-family dwelling and office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Elimination of residential unit for office use is inappropriate and undesirable. Residential section of Spring Street should be preserved from commercial intrusion.

Z-7158 217 SPRING ST. WEST ROXBURY
PARKING
PARKWAY
GARDNER PL.
GARDNER STREET
DUNWELL STREET
AVILA R.C. JUNIOR HIGH SCHOOL
SIMBARCO
HELDUN
WYCLIFF AVE
WYCLIFF AVENUE
SPRING VALLEY RD.
MOVILLE
WEBSTER ST.
MOLONEY STREET
VETERANS HOSPITAL
STACKS
CYPRESS STREET
CYPRESS TER.
MORELAND
SPRING
WALNUT
STREET
BAKER STREET
LAURIE

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7161
Paul Piccione
182 Kittredge Street, Roslindale
near Metropolitan Avenue

6600 square feet of vacant land.

District(s):					
	apartment		general business		industrial
	residential	R-.5	local business		waterfront
	single family				manufacturing

Purpose: erect 1½-story one-family dwelling and accessory two-car garage.

Violation(s):

Accessory parking not allowed in required front yard.

Front and side yards are insufficient.

Garage within 75 feet of street line may not project into side yard.

Petitioner would construct dwelling for his occupancy. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7161, Paul Piccione, 182 Kittredge Street, Roslindale, for four variances to erect one-family dwelling and accessory two-car garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7161 182 KITTREDGE ST., ROSLINDALE

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7162
Charles and Shirley DeRoma
25 Wolcott Street, Hyde Park
near Wolcott Court

19,415 square feet of land

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

Purpose: use premises to store contractor's equipment.

Violation(s):

Outdoor storage of contractor's equipment is forbidden use.

Area is commercial-residential. Use, with attendant noise and traffic, would adversely impact adjacent residential structures. Abutter reaction mixed. Recommend denial.

VOTED: In reference to petition Z-7162, Charles and Shirley DeRoma, 25 Wolcott Street, Hyde Park, for forbidden use for use of premises to store contractor's equipment in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Area is commercial-residential. Use, with attendant noise and traffic, would adversely impact adjacent residential structures.

Z-7162 25 WOLCOTT ST. HYDE PARK

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7163
Karl F. Downey
38 Hanson Street, Boston
near Tremont Street

Four-story structure

District(s): apartment H-3* general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect greenhouse addition on roof.

Violation(s):

Roof structure which alters profile-configuration of existing roof requires Board of Appeal approval.

A stop order was issued by Inspectional Services Commissioner on August 27. Work has already started. Petitioner has not reviewed plans with neighborhood association and South End Historical Society. Recommend denial without prejudice.

VOTED: In reference to petition Z-7163, Karl F. Downey, 38 Hanson Street, Boston, for conditional use to erect greenhouse addition on roof in an apartment restricted roof structure (H-3*) district, the Boston Redevelopment Authority recommends denial without prejudice. Work has already begun. A stop order was issued by Inspectional Services Commissioner on August 27. Petitioner must review plans with neighborhood association, South End Historical Society, and Authority design review staff.

WASHINGTON STREET
SHAWMUT AVENUE
EAST BERKELEY ST.
TREMONT STREET
HANSON STREET
BOND STREET
KINGSOLD STREET
MILFORD STREET
BRIGGS PLACE
MEDFORD STREET
ACTON STREET
BRADFORD STREET
PARKING AREA
SAVOY STREET
ROLLINS STREET
PELHAM STREET
PARK AVENUE
UNION PARK STREET
WALTHAM STREET
LACONIA STREET
PERRY STREET
WATERFORD STREET
CARLAND STREET
EMERALD STREET
LOADING
ALLEY
LANE
PLAYGROUND
Z-7163 38 HANSON ST. BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7177
Gibbs Oil Co.
90-100 Brighton Avenue, Allston
at Reedsdale Street

Gas service station

District(s):					
	apartment		general business		industrial
	residential		local business	L-1	waterfront
	single family				manufacturing

Purpose: install three 10,000-gallon underground gasoline storage tanks - total capacity, 30,000 gallons.

Violation(s):

Change in conditonal use.

Three steel tanks, capacity 17,000 gallons, will be replaced by new self-venting fiberglass tanks, enhancing safety factor and reducing bulk deliveries. Recommend approval with proviso.

VOTED: In reference to petition Z-7177, Gibbs Oil Co., 90-100 Brighton Avenue, Allston, for conditional use to install three 10,000-gallon underground gasoline storage tanks in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility comply with Board of Appeal guidelines for gas service station.

Z-7177 90-100 BRIGHTON AVE. ALLSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7178
Peter Droege
4 Harris Avenue, Jamaica Plain
near Centre Street

2½-story structure

District(s):					
apartment		general business		industrial	
residential	R-.5	local business		waterfront	
single family				manufacturing	

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Petition will legalize existing condition of several years. Abutter supports. Recommend approval.

VOTED: In reference to petition Z-7178, Peter Droege, 4 Harris Avenue, Jamaica Plain, for a forbidden use and a variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Petition will legalize existing condition of several years. Compatible with residential-commercial neighborhood.

Z-7178 4 HARRIS AVE. JAMAICA PLAIN
HATHAWAY
SOUTH STREET
CEMETERY
FIRST CHURCH OF JAMAICA PLAIN
SOLDIER'S MONUMENT
ELLIOT HALL
HAGAR STREET
THOMAS STREET
BREWER STREET
PRIVATE WAY
PARK
PARKING AREA
CENTRE STREET
SEDGWICK
MUNICIPAL BUILDING
BOSTON PUBLIC LIBRARY JAMAICA PLAIN BRANCH
TENNIS COURT
GREENOUGH
STOREY PLACE
GREENOUGH PK
HARRIS AVENUE
BROWN TER
SEAVERNS
MAPLE PLACE
ALVESTON
ALVESTON STREET
ROANOKE AVENUE
REVERE STREET
ALVESTON TER
SEAVERNS AVENUE
ALFRED STREET
ELM STREET
JAMAICA PLAIN HIGH SCHOOL
ST JOHN EPISCOPAL CHURCH
ANDREW STREET
NEWBERN
BISHOP
CENTRAL CONGREGATIONAL CHURCH
CHESHIRE

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7186
Youth Enrichment Services
410-412 Massachusetts Avenue, Boston
near Columbus Avenue

Two-story structure

District(s): apartment_____ general business B-2 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from cafe—social club to offices.

Violation(s):

Office building is forbidden use.

Floor area ratio is excessive.

Front and side yards are insufficient.

On March 24, 1984, the Authority granted Youth Enrichment Services, which provides youth job training, final designation to redevelop property for its administrative and program services. Recommend approval with proviso.

VOTED: In reference to petition Z-7186, Youth Enrichment Services, 410-412 Massachusetts Avenue, Boston, for a forbidden use and three variances for change of occupancy from cafe—social club to offices in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Authority has designated Youth Enrichment Services as redeveloper of this property for its administrative and program services. Youth Enrichment Services provides youth job training.

Z-7186 410-412 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7192
Paul M. Richardson
42 Melrose Street, Boston
near Church Street

Two-story structure

District(s):					
	apartment	H-2	general business		industrial
	residential		local business		waterfront
	single family				manufacturing

Purpose: change occupancy from film exchange to two apartments.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Change from commercial use to two apartments is appropriate and desirable and is consistent with residential neighborhood. Bay Village Neighborhood Association supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7192, Paul M. Richardson, 42 Melrose Street, Boston, for two variances for change of occupancy from film exchange to two apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Change from commercial use to two apartments is appropriate and desirable and is consistent with residential neighborhood.

Z-7192 42 MELROSE ST. BOSTON
ALBION
VILLAGE
EMERALD
MIDDLE SEX
COURTLAND
RICHARD KILEY PLAYGROUND
TOBIN PLAY AREA
HERALD
ARLINGTON SQ.
CORNING
TURNPIKE
POSTER
PORTER
KIRKLAND
WHEELER ST
BROADWAY
AVENUE
FAYETTE
MELROSE
ISABELLA
CORTES
MASS
RAMP
ON
ST
CHERRY PLAYGROUND
COBB
MAYO
WASHINGTON
WILLIAM E MULLINS
WATERFORD
STREET

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7193
Harvard Community Health Plan, Inc.
2 Fenway Plaza, Boston
at Burlington Avenue

Six-story structure

District(s):			
apartment		general business B-2	industrial
residential		local business	waterfront
single family			manufacturing M-2

Purpose: increase off-street parking capacity from 209 to 326 vehicles.

Violation(s):

Parking in Restricted Parking District is conditional use.

No exterior changes nor structural alterations; existing vacant space will be used to provide parking facilities for physicians, staff, visitors, patients, and hospital-related business purposes and also to alleviate parking on surrounding public streets. Recommend approval with proviso.

VOTED: In reference to petition Z-7193, Harvard Community Health Plan, Inc., 2 Fenway Plaza, Boston, for conditional use to increase off-street parking capacity from 209 to 326 vehicles in general business and manufacturing (B-2 and M-2) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that existing paymentin-lieu-of-taxes agreement be modified to reflect increased number of visitor parking spaces.

Z-7193 2 FENWAY PLAZA BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7194
Jin Ho Yee
28-30 Harrison Avenue, Boston
at Oxford Place

Four-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-8

Purpose: change occupancy from office and clubhouse to four apartments, store, and office.

Violation(s):

Multi-family dwelling is conditional use.

Open space is insufficient.

Two vacant floors will be converted to much needed housing. Proposal is conpatible with mixed commercial-residential character of neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7194, Jin Ho Yee, 28-30 Harrison Avenue, Boston, for a conditional use and a variance for change of occupancy from office and clubhouse to four apartments, store, and office in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for any exterior alterations be submitted to the Authority for design review approval.

Z-7194 28-30 HARRISON AVE. BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7195-7198
Daniel A. Cocuzzo
41 Winship Street and
1-3 and 2-8 Chestnut Place, Brighton

Three 2½-story structures

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: subdivide; legalize occupancy (6-8 Chestnut Place) as two-family dwelling; use premises for ancillary parking.

Violation(s):

Ancillary parking requires Board of Appeal approval.

Lot area, width, frontage, open space, and front, side, and rear yards are insufficient.

Floor area ratio is excessive.

No record of legal occupancy (6-8 Chestnut Place). Subdivision of estate inherited and occupied by three family members. Recommend approval.

VOTED: In reference to petition Z-7195-7198, Daniel A. Cocuzzo, 48 Winship Street and 1-3 and 2-8 Chestnut Place, Brighton, for twenty-two variances to subdivide, legalize occupancy as two-family dwelling, and use premises for ancillary parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Violations technical. No adverse impact. No record of legal occupancy (6-8 Chestnut Place).

Z-7195-98 48 WINSHIP ST.

1-3,2-8 CHESTNUT PLACE

BRIGHTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7220
Josephine A. Rizzo
48-50 Salem Street, Bosto-n
at Cross Street

One-story structure

District(s): apartment_____ general business B-2 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from fish market to fish market and take-out restaurant.

Violation(s):

Take-out restaurant is conditional use.

Fish market, which has existed at site fifty years, will provide small take-out service - cooked fish, scallops, clams, etc. Recommend approval.

VOTED: In reference to petition Z-7220, Josephine A. Rizzo, 48-50 Salem Street, Boston, for conditional use for change of occupancy from fish market to fish market and restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Fish market, which has existed at site fifty years, will provide small take-out service - cooked fish, scallops, clams, etc. Use is compatible with residential—local business neighborhood.

Z-7220 48-50 SALEM ST. BOSTON
NORTH WASHINGTON STREET
THATCHER ST
THATCHER CT
N MARGIN ST
SNOW HILL
MARGARET ST
PAUL REVERE MALL
NORTH ST
BENNET
CITY OF BOSTON BATH HOUSE
CHRISTOPHER COLUMBUS AND JULIE BILLIART CENTRAL HIGH SCHOOL
ST ANTHONY R C SCHOOL
PLAYGROUND
ST LEONARD'S MONASTERY
ST LEONARD'S R C CHURCH
BETHEL CHRISTIAN CENTER
TRAVERSE STREET
ST MARY'S R C CHURCH
ST MARY'S RECTORY
LYNDE STREET
NORTH MARGIN STREET
HOYES PLACE
BALDWIN PLACE
JERUSALEM PL
COOPER STREET
STILLMAN PL
STILLMAN STREET
ST MARY'S PAROCHIAL SCHOOL
CHRISTOPHER COLUMBUS R C YOUTH CENTER
WESLEY PL
GARDEN COURT STREET
PARMENTER STREET
NORTH SQUARE
SEAMEN'S HOUSE
SACRED HEART CHURCH R C
NORTON STREET
SALEM STREET
HANOVER STREET
RICHMOND STREET
CROSS STREET
POLICE GARAGE
SUMNER TUNNEL
BOSTON PRINTING BLDG
NORTH PARK
FULTON PL
FULTON ALLEY
CHARTER STREET
COMMERCIAL ALLEY
CENTRAL ARTERY
FITZGERALD EXPRESSWAY
BLACKSTONE PARKING
NORTH STREET
CLINTON STREET

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7224
Lewis Family Realty Trust
691 Truman Parkway, Hyde Park
at Fairmount Avenue

One-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-.5 waterfront_____
single family_____ manufacturing_____

Purpose: use premises for dismantling of motor vehicles.

Violation(s):

Dismantling of vehicles is forbidden use.

Area is mixed residential-commercial. Petitioner's automotive service center includes sales, repair, outdoor display of new and used cars and tires.

Concerns of this current petition are noise, storage of used parts, and hours of operation. Petitioner must meet with neighbors, abutters, and civic association. Recommend denial without prejudice.

VOTED: In reference to petition Z=7224, Lewis Family Realty Trust, 691 Truman Parkway, Hyde Park, for forbidden use for use of premises for dismantling of motor vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Concerns are noise, storage of used parts, and hours of operation. Petitioner must meet with neighbors, abutters, and civic association.

Z-7224
691 TRUMAN PKWY.
(H.P.)
OAK STREET
MOST PRECIOUS BLOOD CHURCH
MOST PRECIOUS BLOOD SCHOOL
PARKING
PIERCE
DAVIDSON
UNITY PARK BAPTIST CHURCH
FAIRMOUNT
NOTT STREET
RIVER
RAILROAD
SECOND RIVER WAY
ST.
COURT
THIRD
WARREN ST.
MAPLE
STREET
DANA
WALNUT
HARTFORD
NEW HAVEN
BEACON
WARREN
AVENUE
NEPONSET
EASTON AV.
NEW YORK
TRUMAN
WILLIAMS
HIGHLAND

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7230
Timothy M. and Kathleen Norton
17-19 Kingsley Street, Allston
near North Market Street

2½-story structure

District(s):					
	apartment_____		general business_____		industrial_____
	residential R-.5		local business_____		waterfront_____
	single family_____				manufacturing_____

Purpose: erect shed dormer addition to two-family dwelling.

Violation(s):

Height of building is excessive.

Dormer will provide space for expanding family. Abutter supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7230. Timothy M. and Kathleen Norton, 17-19 Kingsley Street, Allston, for variance to erect shed dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopmemt Authority recommends approval provided that plans are submitted to the Authority for design review approval.

Z-7230 17-19 KINGSLEY ST. ALLSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/25/84

Z-7232
Brion Tunney and Thomas Stephens
159 Dorchester Street, South Boston
at Bowen Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Property, vacant six years, vandalized, and fire-damaged, will be substantially rehabilitated and restored to viable occupancy. Recommend approval with proviso.

VOTED: In reference to petition Z-7232, Brion Tunney and Thomas Stephens, 159 Dorchester Street, South Boston, for a forbidden use and two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Vacant, vandalized, fire-damaged property will be restored to viable occupancy.

Z-7232 159 DORCHESTER ST. SOUTH BOSTON

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7234
John J. O'Connor
740 Adams Street, Dorchester
at Saranac Street

2½-story structure

District(s):					
apartment		general business		industrial	
residential		local business	L-1	waterfront	
single family				manufacturing	

Purpose: erect two additions to funeral home.

Violation(s):

Funeral home is conditional use.

Proposal will provide additional facilities for operation of use. Community has not responded. Recommend approval with proviso.

VOTED: In reference to petition Z-7234, John J. O'Connor, 740 Adams Street, Dorchester, for conditional use to erect two additions to a funeral home in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7234 740 ADAMS ST. DORCHESTER

Board of Appeal Referrals 9/13/84

Hearing: 9/18/84

Z-7242
One Twenty Tremont Street Realty Trust
118-122 Tremont Street, Boston
at Hamilton Place

Six-story structure

District(s): apartment_____ general business B-10 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from offices, commercial, and school to offices, commercial, and two schools.

Violation(s):

Ancillary use requires Board of Appeal approval.

Second floor of structure, approximately 8500 square feet of space, will be leased to Northeastern University, which will offer evening classes primarily for persons working in the core area. A trade school presently occupies the first floor. Full taxes will continue to be paid on property. Recommend approval with provisos.

VOTED: In reference to petition Z-7242, One Twenty Tremont Street Realty Trust, 118-122 Tremont Street, Boston, for conditional use for change of occupancy from offices, commercial, and school to offices, commercial, and two schools in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that improvements are made to facade of building at first- and second-floor levels and that plans for exterior alterations be submitted to the Authority for design review approval.

Z-7242
118-122 TREMONT ST.
(B.P.)
SUFFOLK UNIVERSITY
METROPOLITAN DISTRICT COMMISSION
COUNTY COURT HOUSE
FORD HALL
ASHBURTON PLACE
MASON MEMORIAL UNITED COMMUNITY SERVICES
COMMONWEALTH OF MASSACHUSETTS STATE HOUSE
PARKING
PEMBERTON SQUARE
KINGS CHAPEL BURIAL GROUND (CEM)
KINGS CHAPEL (UNITARIAN)
BOSTON ATHENAEUM LIBRARY
TREMONT PLACE
GRANARY BURIAL GROUND (CEM)
CATHOLIC INFORMATION CENTER
PARK STREET CHURCH
TREMONT TEMPLE BAPTIST CHURCH
BOSWORTH ST.
CHAPMAN PLACE
PROVINCE CT.
BROMFIELD ST.
HAMILTON PL.
WESTMAN PL.
LOEW'S ORPHEUM THEATRE
WINTER PL.
ST. PAUL'S CATHEDRAL (EPISCOPAL)
JACKSON PLACE
TEMPLE PLACE
SUMMER STREET
FRANKLIN
HAWLEY
AVON
MT. VERNON PLACE
JOY PLACE
BEACON STREET
PARK STREET
TREMONT STREET
SCHOOL STREET
SOMERSET STREET
BOWDOIN STREET
CAMBRIDGE STREET
HANCOCK STREET
DERNE STREET
TEMPLE STREET
JOY STREET
COURT
BOSTON SCHOOL COMMITTEE
BEACON HILL THEATRE
U/G GARAGE
MONUMENT
FOUNTAIN
WALL